

District III Advisory Board Minutes

February 5, 2003

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**February 5, 2003
7:00 p.m.**

**Colvin Neighborhood City Hall
2820 S. Roosevelt**

The District III Advisory Board meeting was held at 7:00 p.m. at the Colvin Neighborhood City Hall at 2820 S. Roosevelt. In attendance was the District III City Council member and seven (7) District Advisory Board members. Five (5) City staff were present and 17 members of the public of who signed in.

Members Present

Bill Ward
Jim Gulick
Phyllis Hall
Laura Simpson
Matt Foley
Judy Dillard
John Kemp
Council Member Phil Lambke

Members Absent

Gene Fuhr
Lois Ann Newman
Phil Bloomquist

Staff Present

Vicki Mork
Officer Lisa Rollins
Sgt. Dixon
Paul Gunzelman
Jim Armour

Guests

Listed on page 4 & 5

ORDER OF BUSINESS

Call to Order

Council member Lambke called the meeting to order at 7:03 pm.

Approval of Minutes

The minutes for January 8, 002 were approved as read on a vote of 7-0 Ward(Gulick).

Action: Minutes were approved as read.

Public Agenda

- 1. Scheduled Items** Marie Turner of 4717 Victoria has a problem with a “business” that she claims operates across the street from her house. Her general complaint is about the traffic that’s coming and going at night. She says she has talked to OCI about this problem and that her neighbor’s garage is too close to property line. She would like help finding out what legal action can be taken on this matter, as it’s obviously a business. **Council Member**

Lambke responded that he had been to the property in question. He said the information he received is that the complaints are unsubstantiated. It has not been proven that business activities are occurring at 4726 S. Victoria. A records check reveals that part of Mr. Herman's property is zoned Light Commercial and part of it is zoned Residential.

Herman Garcia, 4726 S. Victoria says no matter what he does he's not keeping her awake. He says she lives across the street from him and even though he was gone for 3 months he still kept her awake.

Recommended Action: Receive and file.

Staff Presentations

2. Community Police Report

Lisa Rollins, Beat 29 said she covers the south area of District 3 almost to 71st. She stated it was a relatively quiet neighborhood. She explained she is currently working on a Domestic Violence project. After she receives the report of an incident within her beat area she goes out and speaks to the victim. **Dillard** asked for results of her study.

Officer Rollins said that WPD is transferring all information to a new computer system, which is a bit of a roadblock at the current time but she will attempt to compile those for Judy Dillard. On March 1 she will hold a Women's and Children Workshop. This event will feature a presentation, Women's Awareness on Domestic Violence and offer Ident-a-Kid. This event will kick off at 10:00 a.m. at Riverside Manufactured Housing Park.

Sgt. Dixon introduced himself and **Officer Arroyo Beat 29**, introduced himself explaining that he was the new 2nd shift officer and he had just been in place 5 days.

Recommended Action: Receive information and file

3. Public Works Department

Paul Gunzelman, Associate Traffic Engineer presented a final report on the sidewalk priorities that were set at the December DAB meeting.. Based on that information the City has chosen to go forward with sidewalk installation at Mt. Vernon from Broadway to St. Francis. The project has to go before the City Council but Paul expects the construction to begin March or April.

Recommended Action: Kemp (Dillard) made motion to approve sidewalk installation. Motion passed (7-0)

Jim Armour, Design Engineer for the City of Wichita, presented information on the improvements slated for Hydraulic Avenue from 47th to 57th St. South. The plan calls for widening the street to four lanes with added left turn lanes wherever possible. The segment running underneath the turnpike is somewhat of a bottleneck. The support piers barely allow four lanes and when combined with the new pedestrian crosswalk signal by the school it presents a bit of a problem. The plan calls for the City construction to join up with new County pavement, which will run from 57th St. South to 63rd St. South and includes a new bridge over Riverside Drainage Channel. However the flow of the project depends upon how quickly the county construction happens. This project will be bid sometime in 2004.

Dillard asked Jim to look into the drainage problem in front of White Elementary School. She says in the past receiving just one inch of rain has turned the area into a pond. Audience member, **Anita Fleming, 5145 S. Ash** asked about connecting the dirt road off of Spruce as a temporary access. She recommended this option because the current access road is being used as a short cut by the residents of the nearby manufactured housing park. **CM Lambke** says this project had been planned for 25 years and he is glad to see it happening.

Recommended Action: Receive and file information.

Board Agenda

5. Updates, Issues and Reports

Matt Foley, 4235 E. Bayley, made a presentation requesting that DAB 3 support the efforts of the Hilltop Association of Neighborhood Development's (H.A.N.D.) landlord initiative "Public Nuisance Disclosure Form for Residential Leases/Rental Agreements." He based his efforts on the example of the Nevada Association of Realtors Statutory Disclosure for Residential Leases. **Foley** passed out examples of these agreements and explained the need for the initiative. He is trying to get Hilltop landlords to agree to voluntary compliance. The resident would sign the proposed agreement and the landlord would have a handle on enforcing removal of junk cars, trash and debris etc. **Hall (Simpson)** moved that this be presented to the City Council.

Gulick asked if the issues included covered everything that was needed and why weren't window screens included. Neighborhood Assistant Vicki Mork pointed out screens were already covered and while **Matt** explained they were primarily a landlord issue. Then **Gulick** asked if the landlord would be required to sign a form.

Dillard questioned **Foley** wanted to know if he had researched recent state laws regarding landlord tenant laws, including provisions for illegal activities by tenants. **Gulick** asked if he had presented any of this information to landlord associations and audience member, **Herman Garcia** asked if the law was passed who would enforce it, especially if it was voluntary.

Kemp said there was a landlord association who should be approached with these changes for feedback before the DAB board acts. He felt that many of the problems addressed by this document are already covered by law but the city has a hard time with enforcement. **Foley** said he was aiming for voluntary implementation on a neighborhood basis initially but did agree that feedback from landlord associations would be a good thing.

Gulick stated he was not in favor of another law that may or may not be enforced. **Hall** said there are laws out there that tenants know about but if it's part of their lease they can read it and be informed. **Kemp** doesn't feel additional laws are the answer rather the City just needs to enforce the laws that are on the books and if that were the case he would handle his business differently.

Fleming, from the audience asked why WPD doesn't ticket people with housing or environmental violations. She complained there was a washing machines dumped on the side of the road near 4900 S. Hydraulic. **Simpson** pointed out Neighborhood Associations have a role to police their areas and report problems.

Foley said that renters needed to be educated to begin with. **Lonny Wright, 2320 Alameda** asked if Foley was seeking to amend the landlord tenant act with a lease attachment. He pointed out that landlords may become regulated as a result. **Wright** said that environmental issues were complaint driven. Environmental Court meets 4 nights a week and there are from 30 to 100 people there any given night complaining of over enforcement. **Kemp** questioned that if the laws are not being enforced then why are there still violations. The motion was called to question. **Kemp and Gulick** offered to assist Foley but maintained it should be a voluntary measure.

Action taken: Hall's motion (Simpson) to present Foley's landlord amendment to the City Council failed 3-4.

Next Meeting

The next regularly scheduled meeting for the District 3 Advisory Board will be March 5, 2002 at the Colvin Neighborhood Center at 7:00 p.m.

No action required.

Motion made to adjourn at 8:18 p.m.

Respectfully Submitted,

Vicki Mork, Neighborhood Assistant
District III

Visitors

Marie Turner	4717 Victoria
Jim Kershen	4100 Wilma
Jody Bennet	1709 E 48 th St. South
Alan Taber	6655 E. Zimmerly
Ralph J. Cook	1920 S. Lexington
Joe & Anita Fleming	5145 S. Ash
Lonny Wright	2320 Alameda
Wesley Provines	1601 E. 45 th St. South
Ted Keehn	1329 S. Pershing
Joann Hartig	1756 S. Main
Officer L. Rollins	WPD
Sgt. Dixon	WPD
Carole Campbell	
Lisa Wold	
Charlotte Foster	702 Courtleigh
Gay Quisenberry	910 S. Bluffview
Heman & Becky Garcia	4726 S. Victoria
Daryl Baskell	4749 S. Victoria